065.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	913,200 / 913,200
					USE VALUE:	913,200 / 913,200
					ASSESSED:	913,200 / 913,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		GLEN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARDER JASON &
Owner 2:	BRODER JENNIFER
Owner 3:	
Street 1:	15 GLEN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COYNE OWEN R & KELLY A -
Owner 2:	-
Street 1:	15 GLEN AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,157 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Vinyl Exterior and 2358 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6157.000	486,500	3,400	423,300	913,200
Total Card	0.141	486,500	3,400	423,300	913,200
Total Parcel	0.141	486,500	3,400	423,300	913,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.33 | /Parcel: 387.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 41608
GIS Ref:
GIS Ref:
Insp Date: 11/17/18

PREVIOUS ASSESSMENT

Parcel ID: 065.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	486,400	3400	6,157.	423,300	913,100	913,100	Year End Roll	12/18/2019
2019	101	FV	359,100	3400	6,157.	393,100	755,600	755,600	Year End Roll	1/3/2019
2018	101	FV	359,100	3400	6,157.	393,100	755,600	755,600	Year End Roll	12/20/2017
2017	101	FV	359,100	3400	6,157.	344,700	707,200	707,200	Year End Roll	1/3/2017
2016	101	FV	288,500	3400	6,157.	314,400	606,300	606,300	Year End	1/4/2016
2015	101	FV	272,000	3400	6,157.	278,200	553,600	553,600	Year End Roll	12/11/2014
2014	101	FV	272,000	3400	6,157.	263,000	538,400	538,400	Year End Roll	12/16/2013
2013	101	FV	261,600	3400	6,157.	250,300	515,300	515,300		12/13/2012

!5597!

PRINT

Date	Time
12/10/20	20:27:48

LAST REV

Date	Time
04/29/19	11:17:27

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5597

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COYNE OWEN R &	65594-301		6/23/2015		880,000	No	No		
GOULART RICHARD	59841-252		8/27/2012	Estate/Div	445,000	No	No		
GOULART RICHARD	26482-170		7/10/1996			No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/31/2013	778	Manual	60,000					
4/1/2013	434	Add Bath	6,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2018	TTL REFUSAL	BS	Barbara S
8/25/2016	Sales Review	PT	Paul T
4/30/2014	External Ins	PC	PHIL C
6/10/2013	Info Fm Prmt	EMK	Ellen K
5/23/2013	Info Fm Prmt	EMK	Ellen K
4/8/2009	Meas/Inspect	372	PATRIOT
10/5/1999	Meas/Inspect	256	PATRIOT
7/27/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	41608
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6157		Sq. Ft.	Site		0	70.	0.98	12									423,297						423,300	

Total AC/HA: 0.14135 | Total SF/SM: 6157 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 423,297 | Spl Credit | Total: 423,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.11460173
Const Adj.:	1.00969899
Adj $ / SQ:	146.304
Other Features:	93500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	545382
Depreciation:	58901
Depreciated Total:	486481

COMMENTS

UAT=NO HEAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4		Baths: 1			HB				

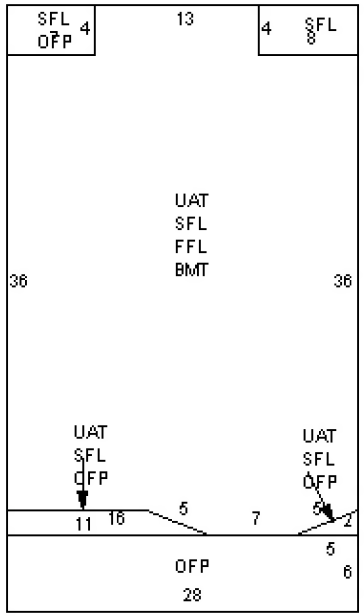
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	160.93
Special Features:	0	Val/Su Net:	126.33
Final Total:	486500	Val/Su SzAd	215.27

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,176	146.300	172,053
BMT	Basement	1,084	43.890	47,578
FFL	First Floor	1,084	146.300	158,593
UAT	Upper Attic	279	66.710	18,613
OFP	Open Porch	228	23.970	5,464

Net Sketched Area:	3,851			Total:	402,301
Size Ad	2260	Gross Are	4688	FinArea	2358

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	35	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 065.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1925	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:	Total: 3,400